



State of New Jersey
DEPARTMENT OF BANKING AND INSURANCE
REAL ESTATE COMMISSION
PO Box 328
TRENTON, NJ 08625-0328

JON S. CORZINE
Governor

TEL (609) 292-7272
FAX (609) 292-0944

NEIL N. JASEY
Commissioner

BULLETIN NO. 09-36

TO: ALL LICENSED NEW JERSEY REAL ESTATE BROKERS
FROM: ROBERT PIMIENTA, PRESIDENT
RE: INITIAL LICENSURE OF REAL ESTATE SALESPERSONS
DATE: OCTOBER 27, 2009

The Commission has received inquiries concerning the availability of information on applicants for new real estate salesperson licenses in light of recent changes in the licensing procedures, including discontinuing the use of Temporary Letters of Authority for new license applicants.

N.J.S.A. 45:15-1 provides: "No person shall engage either directly or indirectly in the business of a real estate broker, broker-salesperson or salesperson, temporarily or otherwise, and no person shall advertise or represent himself as being authorized to act as a real estate broker, broker-salesperson or salesperson, or to engage in any of the activities described in R.S. 45:15-3, without being licensed so to do as hereinafter provided."

In accordance with N.J.S.A. 45:15-10 and 45:15-12, the Commission issues to the employing broker the license certificate of each real estate salesperson licensed with that broker. The employing broker must either prominently display the license at the firm's main office or make the license certificates available for public inspection upon request.

Since the implementation of the revised licensing procedures, questions have arisen as to whether a real estate salesperson may begin to work as such for a broker prior to the broker's receipt of the official license certificate from the Commission.

An individual who has applied for licensure to operate as a salesperson under the authority of a broker may begin to work for that broker upon the completion of the processing of the license application. When that process concludes, the Commission's licensing system database is updated to reflect the salesperson's licensure with the firm of the broker who co-signed their license application. The status of an applicant can be determined by performing a name search on the Licensee Name Search feature located on the website for the Department of Banking and Insurance. This feature is updated every 24 hours. If the applicant's name appears on the Licensee Search as actively licensed with the brokerage firm with which they applied to be licensed, the individual is officially licensed and is authorized to engage in activity as a salesperson for that firm.

The Commission's "Licensee Search" system is available to the general public on the Department's website at <http://www.state.nj.us/dobi/licenseesearch/licsearch.htm>.

Brokers are advised to print out the screen showing the licensee's name and status as actively licensed with their firm and to retain that print-out with the licenses of their other salespersons until they receive the official license from the Commission.

A handwritten signature in black ink, appearing to read "Robert Pimienta". The signature is fluid and cursive, with a long horizontal stroke at the end.

Robert Pimienta
President